

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Benson & Sedar - 6355 Riverside Blvd., Sacramento, CA 95831				
OWNER	North Sacramento School District - 670 Dixie Ave., Sacto, CA 95815				
PLANS BY	MacKay & Somps - 1787 Tribute Road, Suite F, Sacramento, CA				
FILING DATE	7-8-83	50 DAY CPC ACTION DATE		REPORT BY:	TM:sg
NEGATIVE DEC.	7-20-83	EIR		ASSESSOR'S PCL. NO.	225-240-03

- APPLICATION:
1. Negative Declaration
  2. Rezone 17.5± vacant acres from Agricultural A to Townhouse R-1A
  3. Special Permit to develop 122 zero lot line dwelling units
  4. Tentative Map (P83-230)

LOCATION: North of Northgate Park and west of future extension of Mendel Way.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 122 patio home dwelling units on a surplus school site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential 4 thru 21 units per acre - 7 units min. av.  
Existing Zoning of Site: A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1  
South: Northgate Park; A  
East: Vacant; R-1  
West: Single family; R-1

North/South Lot Orientation: 89%  
Property Dimensions: 780' x 980'  
Property Area: 17.5± acres gross  
Density of Development: 9.1 dwelling units per net acre  
Square Footage of Lots: 4,275 sq. ft. (average lot size)  
Square Footage of Buildings: 980 to 1,500 sq. ft.  
Significant Features of Site: Adjacent to park site  
Topography: Flat to sloping  
Street Improvements: To be provided  
Utilities: To be provided  
Exterior Building Colors: Earthtones  
Exterior Building Materials: Wood siding and trim

Background Information: The subject site consists of 17± vacant acres originally intended to be developed with a school by the North Sacramento School District. On July 15, 1982 the school district notified the City of its intention to declare the school site surplus. City staff concluded that the site was not needed for City purposes and the school district proceeded with the sale of the site.

002745

APPLC. NO. P83-230

MEETING DATE August 11, 1983

CPC ITEM NO. 11

On April 19, 1983 a representative of the South Natomas Community Association requested the City Council to take action to secure a part or all of the site for a community center. The Council responded by requesting the school district to defer or delay sale of the site. The school district chose to proceed with the sale and the site was auctioned off on June 9, 1983. Attached is a copy of the Council report on this subject (see Exhibit F).

Subdivision Review Committee Recommendation: On July 27, 1983, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the applicant's tentative map. The applicant shall satisfy each of the following conditions prior to the filing of the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; may require oversizing, off-site extension, and pump station and sewer lifts;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
4. Dedicate Mendel Way to a 54 foot right-of-way. Provide standard subdivision improvements on the west side and 12 feet of paving on the east side;
5. Provide off-site dedication and improvements for Mendel Way to connect with existing improved roadway to the north and south of the site;
6. If unusual amounts of stones, bones or artifacts are uncovered, work should be halted and a qualified archaeologist consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than a significant level;
7. Maintain or provide right-of-way for existing overhead electrical facilities;
8. Dedicate the park site, Lot A, to the City.

Note: Off-site water main extension will be required in Mendel Way to provide service to the site.

A representative of the South Natomas Community Association was present at the Subdivision Review Committee meeting and indicated that the association still desired the site for a community center as shown on the attached plans (Exhibits G & H). The Subdivision Review Committee did not make any recommendation on the association's request.

Staff Evaluation: The staff has the following comments relative to this application;

1. The South Natomas Community Plan designates the subject site as residential, four thru 21 units per net acre with a minimum density of seven units per acre. The project, at 9.1 dwelling units per net acre, is within this

community plan designation. The proposed patio home development will provide an alternative compatible housing type in the area. Therefore, staff supports the requested rezoning from Agricultural (A) to Townhouse (R-1A) for the patio home portion of the site. Staff, however, recommends that Lot A, which is to be dedicated to the City for park purposes, be rezoned to Single Family (R-1) which is consistent with the zoning of Northgate Park.

2. The Planning Community Services Departments have determined that 1.6 acres are required for parkland dedication purposes and that the 1.6 acre lot noted on the tentative map is acceptable for parkland dedication purposes.
3. The proposed subdivision achieves an 89% north/south lot orientation which exceeds the General Plan requirement of 80% orientation. Access to the subdivision is provided via Mendel Way which is located east of the subject site, therefore the development of the proposed subdivision is dependent upon the completion of Mendel Way to the site or the construction of Mendel Way as an off-site improvement.
4. The proposed zero lot line development consists of detached units generally referred to as patio homes. The dwelling units are constructed on an interior side yard property line. A minimum ten foot setback is maintained between each unit. This setback maintains the street appearance of standard single family subdivision (see Exhibit A) while allowing for more useable yard space on a small 4,275± square foot lot.
5. The proposed patio homes consist of four different models of 980, 1,160, 1,359, and 1,505 square feet (see exhibits B thru E). Staff's primary concern relative to the appearance of these units is the reliance upon vertical wood siding on all of the units. Staff recommends that a variety of exterior materials be utilized throughout the project to provide for additional design relief. Staff also recommends that varied front yard setbacks be utilized.
6. Attached is a copy of an alternative subdivision map and site plan (Exhibits G & H) which the South Natomas Community Association presented at the Subdivision Review Committee meeting. This plan indicates a 5.0± acre community center site as well as a large parking lot. Staff has no comment relative to the land use or design proposed since this alternative is not part of the applicant's request.

The applicant has indicated that no offer to purchase the site has been made by the South Natomas Community Association. The City Community Services staff has indicated that if funding were available to purchase additional park sites preference should be given to other areas in South Natomas where park sites are nonexistent. Staff recommends that the South Natomas Community Association pursue this matter with the owner.

Staff Recommendation: The staff recommends the following actions;

1. Ratification of the Negative Declaration;
2. Rezone 16.0± acres from Agricultural (A) to Townhouse (R-1A) and 1.6± acres (Lot A) from Agricultural (A) to Single Family (R-1);

3. Approval of the Special Permit subject to conditions and based upon findings of fact which follow;

4. Approval of the Tentative Map subject to the following conditions;

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; may require oversizing, off-site extension, and pump station and sewer lifts;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- d. Dedicate Mendel Way to a 54 foot right-of-way. Provide standard subdivision improvements on the west side and 12 feet of paving on the east side;
- e. Provide off-site dedication and improvements for Mendel Way to connect with existing improved roadway to the north and south of the site;
- f. If unusual amounts of stones, bones or artifacts are uncovered; work should be halted and a qualified archaeologist consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than a significant level;
- g. Maintain or provide right-of-way for existing overhead electrical facilities;
- h. Dedicate the park site, Lot A, to the City.

Note: Off-site water main extension will be required in Mendel Way to provide service to the site.

Conditions - Special Permit

*removed  
amend*

- a. The applicant shall ~~submit revised elevation plans which provide for a variation in exterior materials. The use of stucco, horizontal siding, and brick is encouraged.~~ *submit revised elevation plans which provide for a variation in exterior materials. The use of stucco, horizontal siding, and brick is encouraged. colors*
- b. A variation in front yard setbacks shall be utilized throughout the development. *different stain*
- c. The applicant shall submit revised plans which indicate compliance with ~~items 1 and 2~~ of the special permit. Such plans shall be reviewed and approved by the Planning Director prior to the issuance of building permits. *Item B*























Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that it provides for an alternative housing type which is compatible to the adjacent residential units.
- b. The special permit will not be detrimental to the public health, safety, or welfare in that adequate setbacks and landscaping are provided for.
- c. The special permit, as conditioned, is consistent with the General Plan goal to; "Recognize new concepts for residential and use design and technology, and consider their appropriate use with existing forms of residential development."

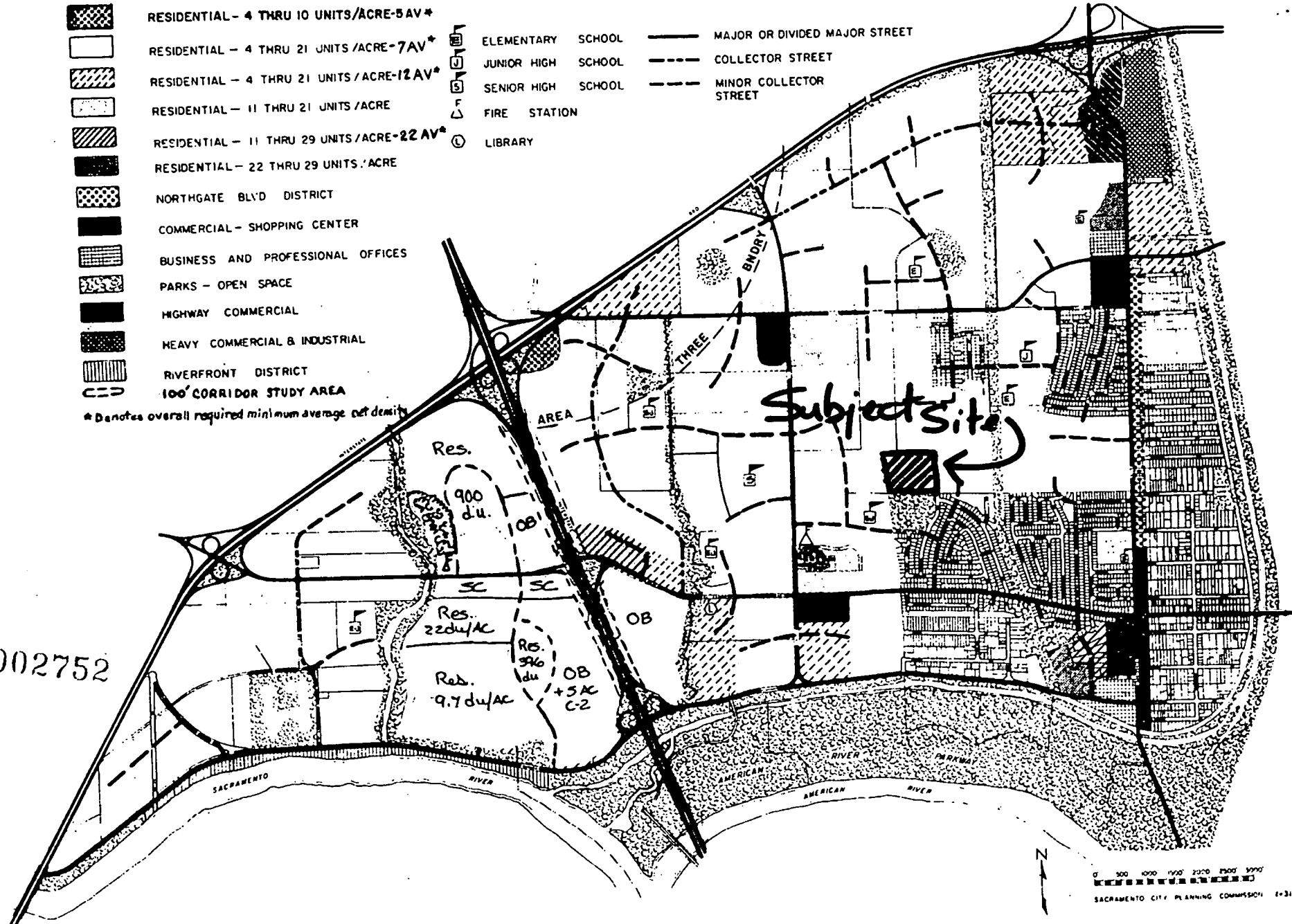
002749

# LOCATION & Community Plan Map

P83-230

- |   |   |   |                    |   |                               |
|---|---|---|--------------------|---|-------------------------------|
|  | RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV*     |  | ELEMENTARY SCHOOL  |  | MAJOR OR DIVIDED MAJOR STREET |
|  | RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV*    |  | JUNIOR HIGH SCHOOL |  | COLLECTOR STREET              |
|  | RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV*   |  | SENIOR HIGH SCHOOL |  | MINOR COLLECTOR STREET        |
|  | RESIDENTIAL - 11 THRU 21 UNITS /ACRE        |  | FIRE STATION       |   |                               |
|  | RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV* |  | LIBRARY            |   |                               |
|  | RESIDENTIAL - 22 THRU 29 UNITS /ACRE        |   |                    |   |                               |
|  | NORTHGATE BLVD DISTRICT                     |   |                    |   |                               |
|  | COMMERCIAL - SHOPPING CENTER                |   |                    |   |                               |
|  | BUSINESS AND PROFESSIONAL OFFICES           |   |                    |   |                               |
|  | PARKS - OPEN SPACE                          |   |                    |   |                               |
|  | HIGHWAY COMMERCIAL                          |   |                    |   |                               |
|  | HEAVY COMMERCIAL & INDUSTRIAL               |   |                    |   |                               |
|  | RIVERFRONT DISTRICT                         |   |                    |   |                               |
|  | 100' CORRIDOR STUDY AREA                    |   |                    |   |                               |

\* Denotes overall required minimum average net density



8-11-83

002752

Item 11

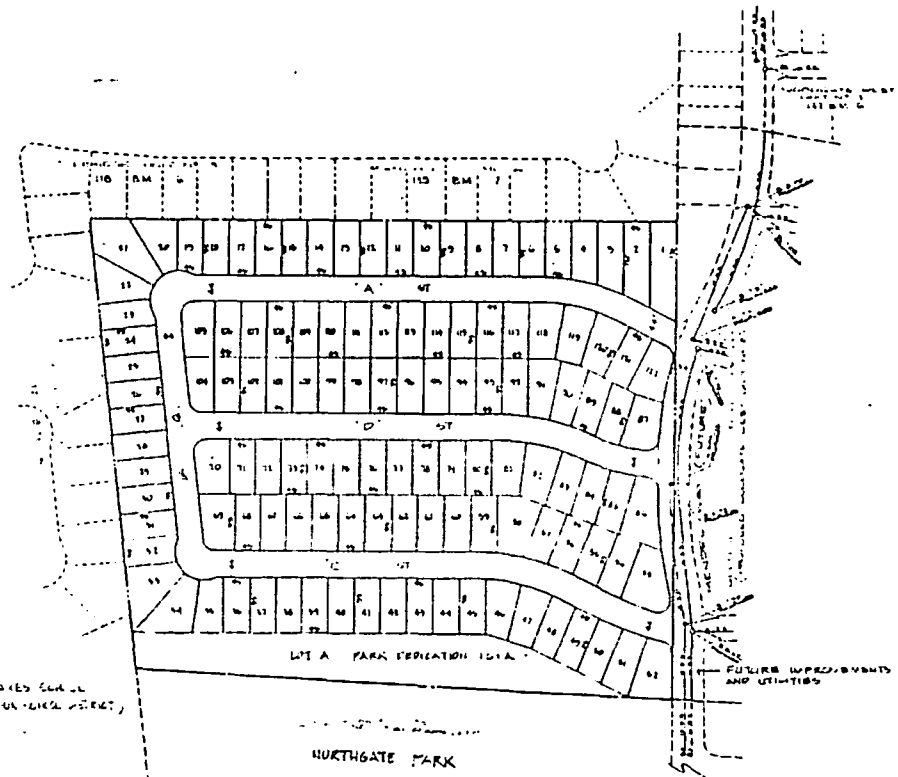
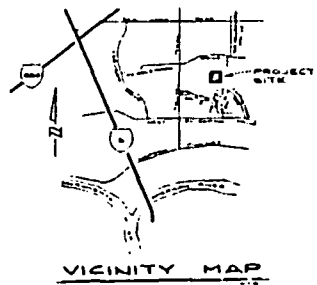
## SOUTH NATOMAS COMMUNITY PLAN

*Tom Miller*

Page 232

5-11-53

ITEM 11



**GENERAL NOTES**

<b>DISTRICT</b>	North Sacramento School District 250 Buchanan Street Sacramento, CA Phone 324-1187 - 8111 Extension
<b>DEVELOPER</b>	MacKay & Samps 2155 Sacramento Boulevard Sacramento, CA 95811 Phone 432-7363 - 7366 Extension
<b>ENGINEER</b>	MacKay & Samps 2287 Folsom Road, Suite 8 Sacramento, CA 95815 Phone 432-6852 - Gary J. Parker
<b>EXISTING USE</b>	Vacant
<b>PROPOSED USE</b>	Single Family Residential
<b>ASSESSOR'S PARCEL NO.</b>	221 266 83
<b>AREA</b>	37.5 Acres (approximately 1.6 Acres (43%) 153 +/- P. 1 PHASE LOT
<b>NUMBER OF LOTS</b>	74 (including 150' x 150' (150' x 150')
<b>LOT SIZE</b>	45 +/- 'S'
<b>MATHEMATICAL ORIENTATION</b>	105 LOS (91%)
<b>CITY</b>	City of Sacramento
<b>COUNTY</b>	County of Sacramento District No. 1
<b>STATE</b>	City of Sacramento
<b>STREET IMPROVEMENTS</b>	City of Sacramento Standards
<b>SCHOOL DISTRICT</b>	North Sacramento School District West Union High School District
<b>PLANNING ZONE</b>	A
<b>PREPARED BY</b>	M.S.A.

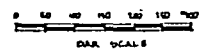
002753

**EXHIBIT 'B'**  
**TENTATIVE MAP**  
**RIVERGATE**

BEING A PTN. OF LOT 115 OF  
NATOMAS EASTSIDE SUBD 17 BY 34  
JULY 1953 SCALE 1" = 100'

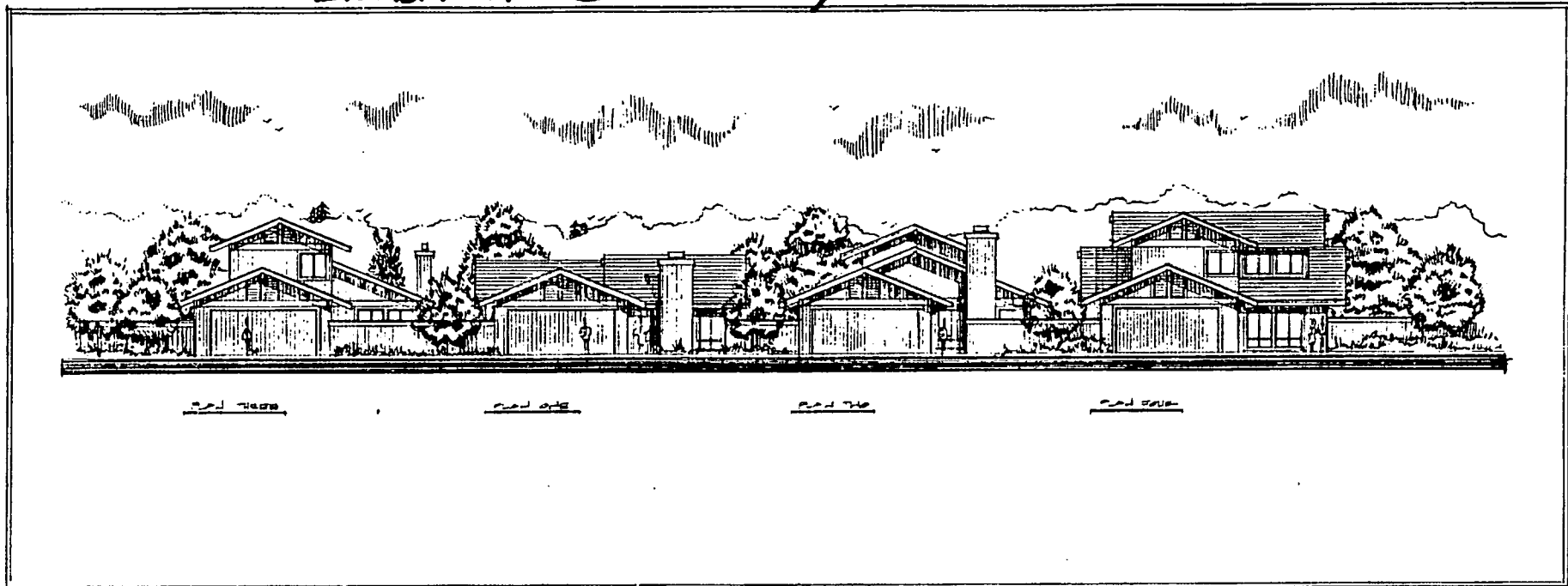
*MacKay & Samps*  
CIVIL ENGINEERS  
SACRAMENTO CALIFORNIA

SUBMITTED .....	10/11/53 (R. 7/11/53)
COMMISSION REVIEW COMMITTEE .....	APPROVED 7-17-53
PLANNING COMMISSION .....	
CITY COUNCIL .....	
EXPIRATION DATE .....	



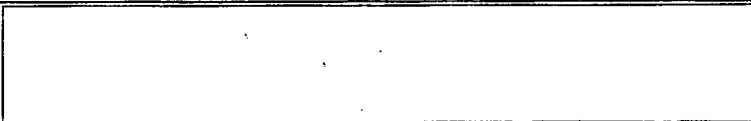
183-230

# Exhibit "A" - Streetscape



S-11-83

**BENSON AND SEDAR**  
 ENERGY EFFICIENT HOMES  
 SACRAMENTO, CALIFORNIA



 **JAMES PLUMB, AIA**  
 2655 PORTAGE BAY AVE.  
 DAVIS, CA. 95618  
 (916) 763-1102

002764

Item 11

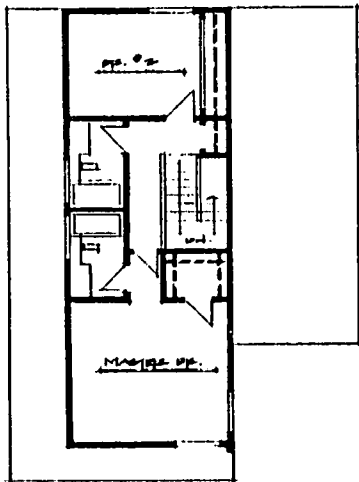


EXHIBIT "C" - PLAN THREE

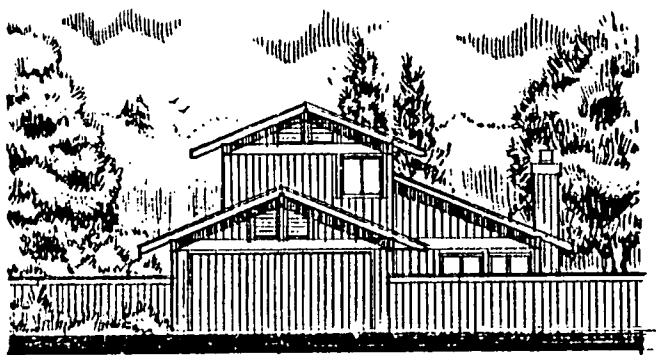
PS-230

S-11-83

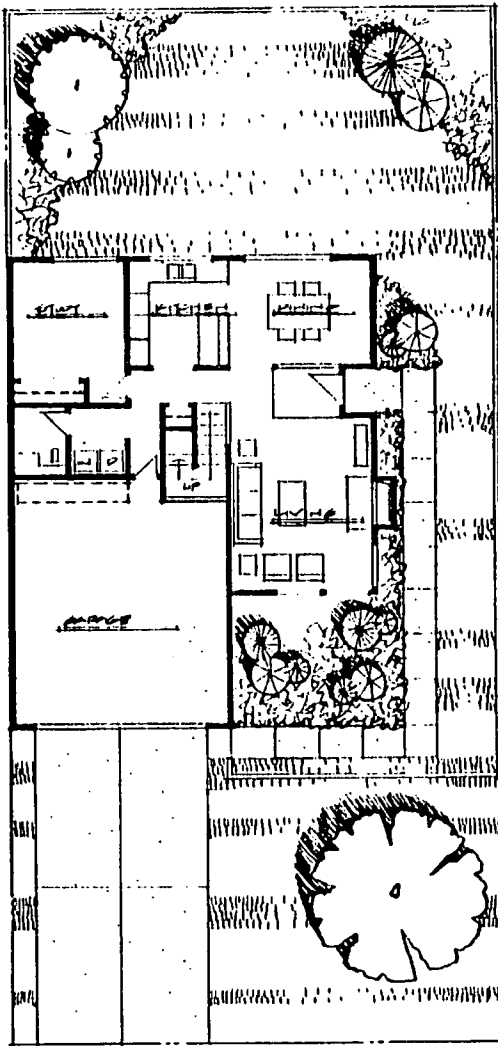
11 (12) 11



SECOND STORY PLAN



FRONT ELEVATION



PLAN THREE  
SCALE 1/8" = 1'-0"  
1059 SQ. FT.

002762

JAMES PLUMB, AIA  
2655 PORTAGE BAY AVE.  
DAVIS, CA 95616  
(916) 753-1102

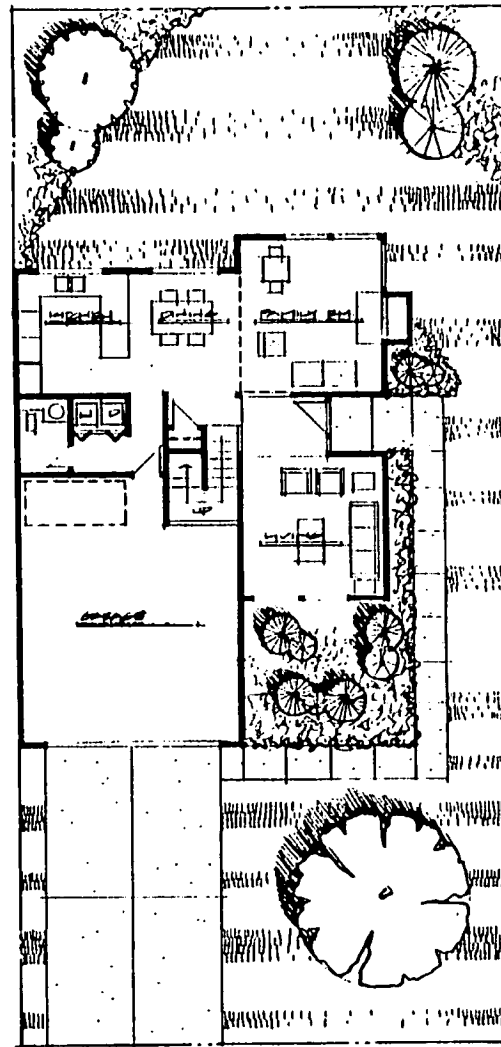
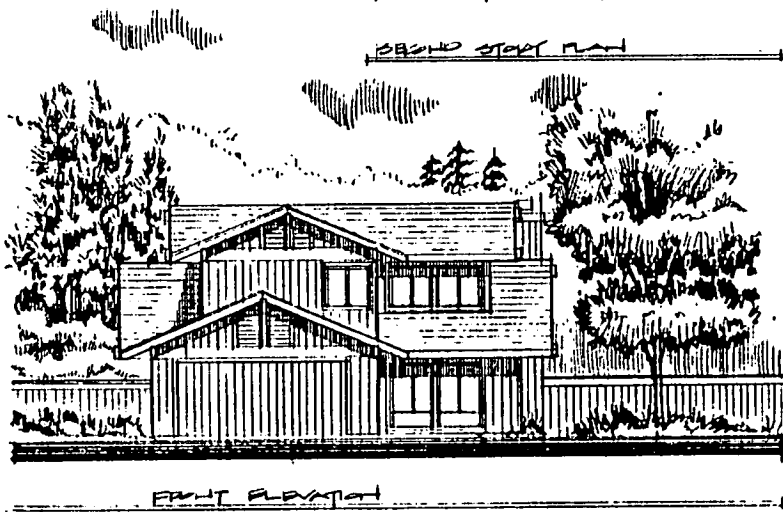
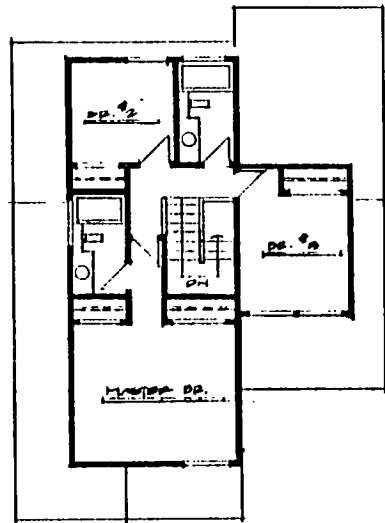
**BENSON AND SEDAR**  
ENERGY EFFICIENT HOMES  
SACRAMENTO, CALIFORNIA

# Exhibit "D" - Plan Four

PS3-230

S-11-53

ITER 11



SCALE 1/8" = 1'-0"

002763

JAMES PLUMB, AIA  
2655 PORTAGE BAY AVE.  
DAVIS, CA. 95616  
(916) 753-1102



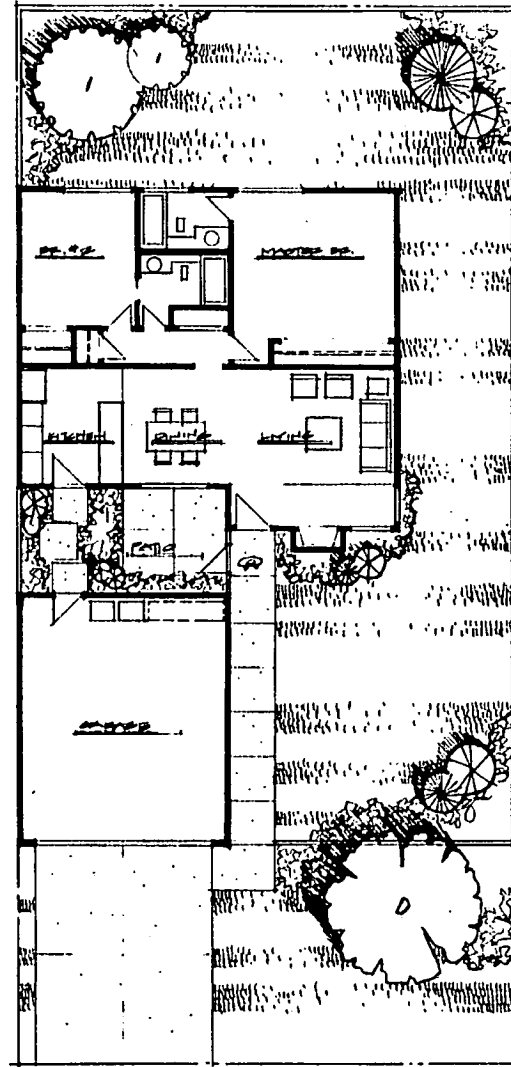
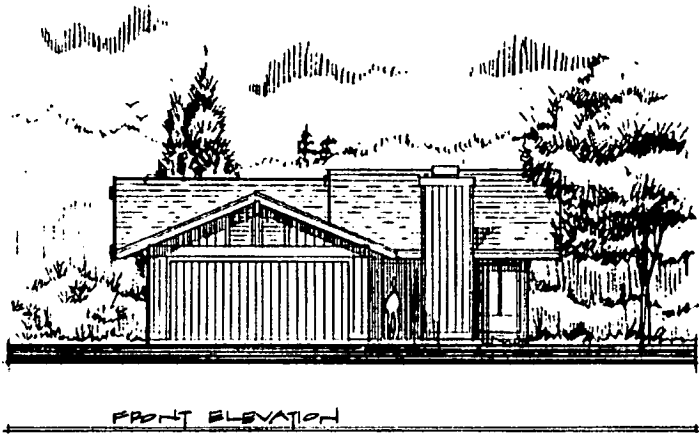
**BENSON AND SEDAR**  
ENERGY EFFICIENT HOMES  
SACRAMENTO, CALIFORNIA

# Exhibit "E" - PLAN ONE

P83-230

8-11-83

ITEM 11



002760

PLAN ONE  
SCALE 1/8" = 1'-0"  
9877 sq. ft.



JAMES PLUMB, AIA  
2655 PORTAGE BAY AVE.  
DAVIS, CA. 95616  
(916) 753-1102

**BENSON AND SEDAR**  
ENERGY EFFICIENT HOMES  
SACRAMENTO, CALIFORNIA

Exhibit "F"

24

# North Sacramento School District

670 DIXIEANNE AVENUE  
SACRAMENTO, CALIFORNIA 95815  
(916) 924-3502

EXHIBIT C

DISTRICT SUPERINTENDENT  
Dean F. Mansfield

May 19, 1983

BOARD OF TRUSTEES

David R. Keck, President  
Patricia Anderson, Clerk  
Vern L. Coleman  
Linda M. Fowler  
Edward E. Gaines

Mr. Robert P. Thomas, Director  
Department of Community Services  
3520 Fifth Avenue  
Sacramento, CA 95817

Dear Mr. Thomas:

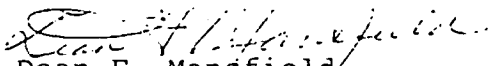
During a regular meeting of the Board of Trustees of the North Sacramento School District held May 12, 1983, the Board discussed the request made on behalf of the City Council that the sale of the Northgate school site property be delayed.

With all due respect to the City Council's request, it was the decision of the Board that a delay in the sale process of the Northgate property, at this late point in time, would not be in the best interest of the school district.

The Board appreciated having Mr. G. Erling Linggi, Assistant Director of Community Services, present during the May 12, meeting.

Please contact me if any additional information is required.

Sincerely,

  
Dean F. Mansfield  
District Superintendent

DFM/ah  
cc: G. Erling Linggi

002801

P83-230

8-11-83

Item 11



CITY OF SACRAMENTO  
*Exhibit "F"*

24

EXHIBIT B

DEPARTMENT OF COMMUNITY SERVICES  
3520 FIFTH AVENUE SACRAMENTO, CALIFORNIA 95817  
TELEPHONE (916) 449-5200

CROCKER ART MUSEUM DIVISION  
GOLF DIVISION  
METROPOLITAN ARTS DIVISION  
MUSEUM AND HISTORY DIVISION  
RECREATION DIVISION  
PARKS DIVISION  
ZOO DIVISION

ROBERT P. THOMAS  
DIRECTOR

G. ERLING LINGGI  
ASSISTANT DIRECTOR

April 29, 1983

Dean F. Mansfield, Superintendent  
North Sacramento School District  
670 Dixie Avenue  
Sacramento, CA 95815

Dear Mr. Mansfield:

Re: Northgate School Site Property

On April 25, 1983, staff of the Department of Community Services provided the City Council with a status report on the sale of the Northgate surplus school parcel by the North Sacramento School District (copy of the report attached).

As a result of this report and a presentation by a member of the South Natomas Community Association, the City Council directed staff to contact your office to ask for reconsideration of the sale. Therefore, the City Council respectfully requests, as a courtesy to the City Council, that the North Sacramento School District delay the sale of the subject property and reconsider its agreement to do so.

A representative of the Department of Community Services will attend your School Board meeting on May 12 and should you have any questions prior to that date, contact us.

Sincerely,

*for - G. Erling Linggi*  
ROBERT P. THOMAS  
Director of Community Services

RPT:js

Attachment

002802

cc: Walter J. Slipe  
R. Burnett Miller  
Lorraine Magana  
William Vanasen

P83-230

8-11-83

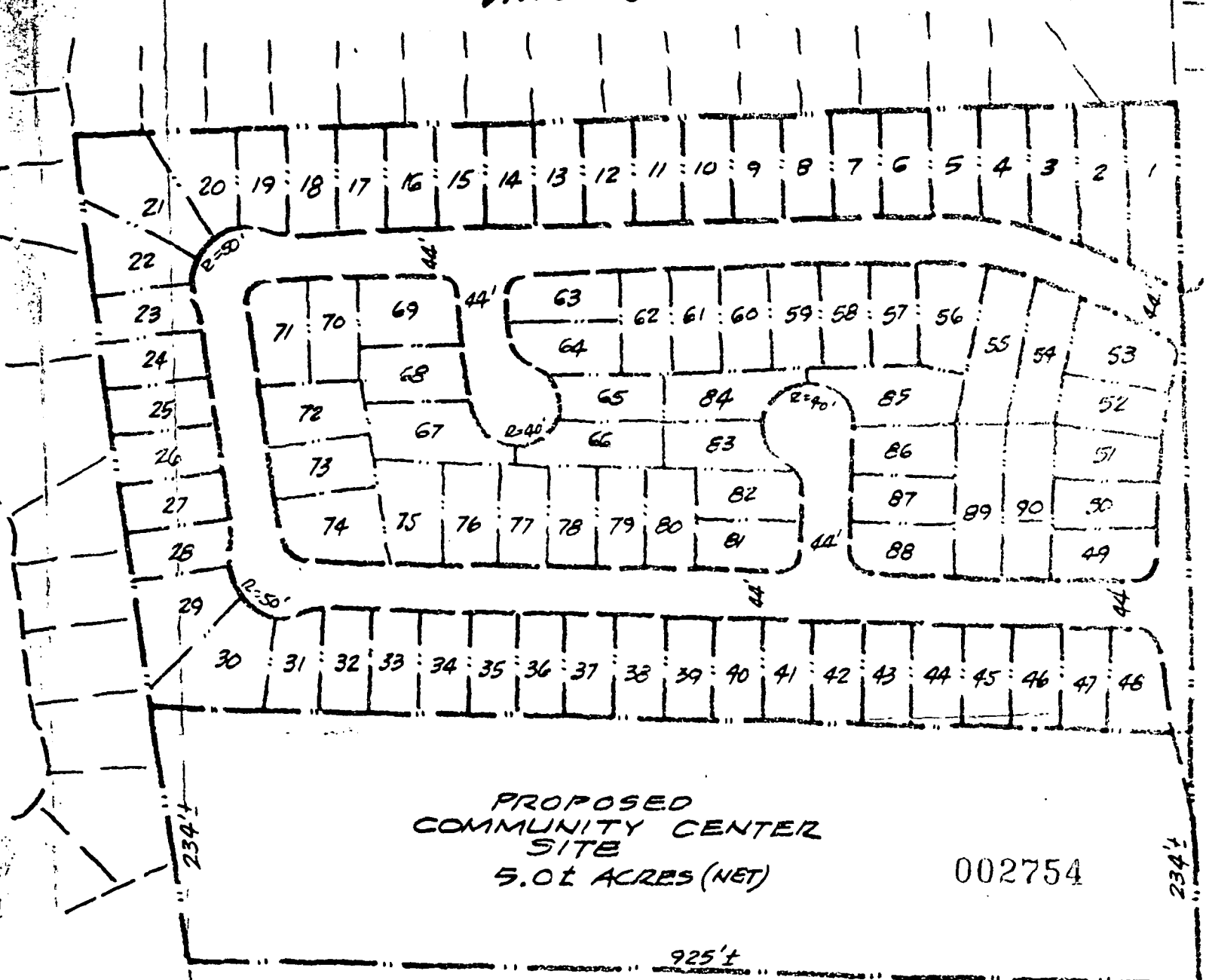
Item 11

# Exhibit "G" - Community Association's Alternative Tentative Map

185-250

8-11-83

Item 11



PROPOSED  
COMMUNITY CENTER  
SITE  
5.01 ACRES (NET)

002754

234'  
MENDEL

NORTHGATE PARK

925'

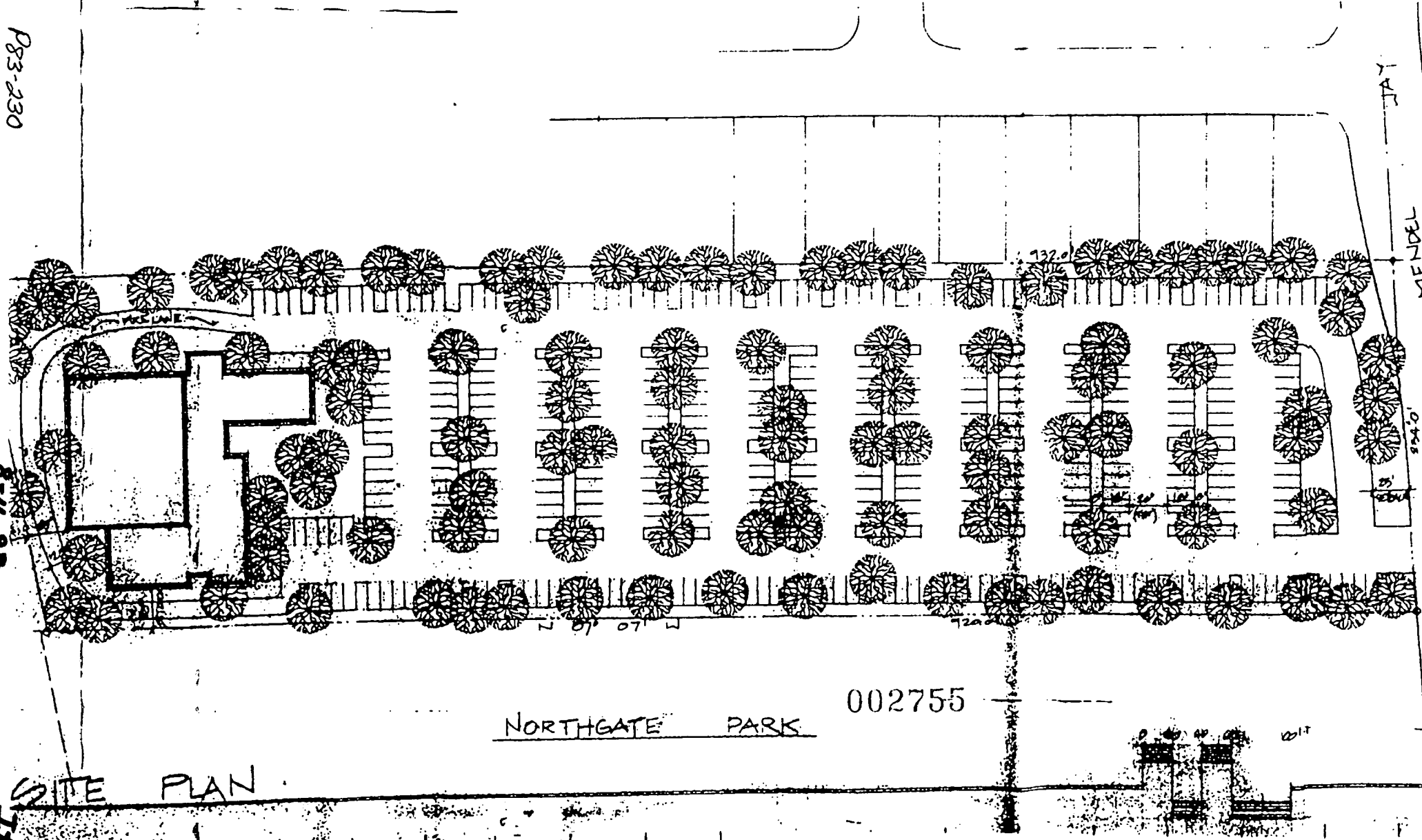
234'

# Exhibit "H" - Community proposed Alternative Site Plan

P83-230

8-11-85

Item 11



NORTHGATE PARK

002755

SITE PLAN

MENDEL JAY

8-11-85

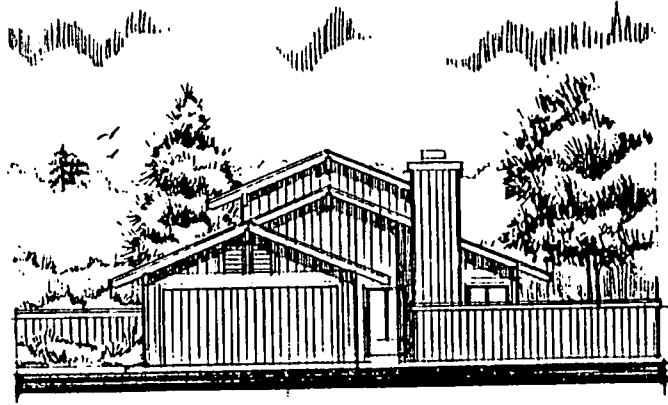
217

Exhibit B - PLAN TWO

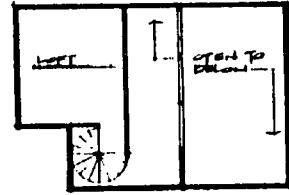
PS3 230

S-11-83

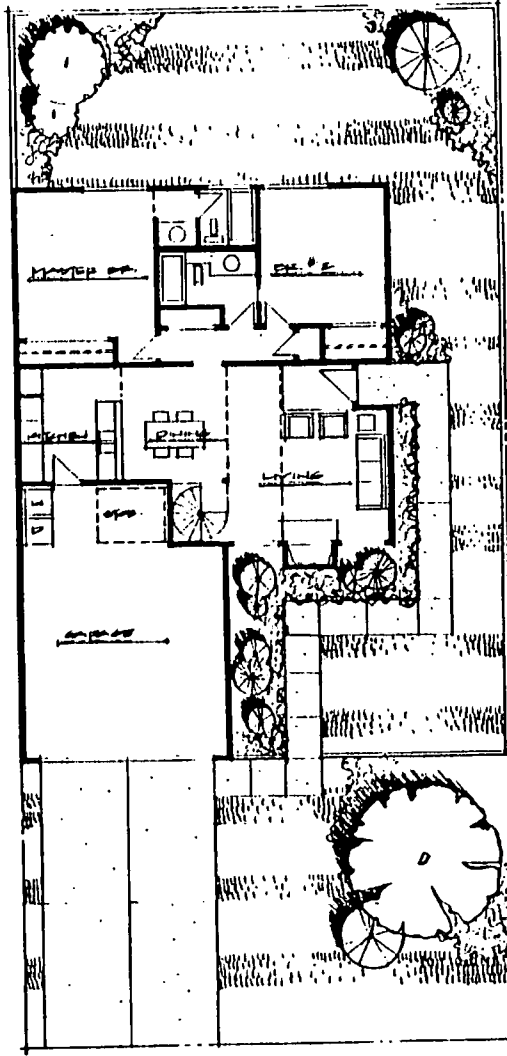
Item 11



FRONT ELEVATION



LEFT PLAN



PLAN TWO  
1160 SQ. FT.

002761

JAMES PLUMD, AIA  
2655 PORTAGE BAY AVE  
DAVIS, CA. 95616  
(916) 753-1102



**BENSON AND SEDAR**  
ENERGY EFFICIENT HOMES  
SACRAMENTO, CALIFORNIA